



Metropolitan Nashville Planning Department

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2022DTC-037-001

Resubmittal for proposed revision to previously approved concept & modifications

Downtown Code Application Cover

Please complete this cover sheet for each submittal package within DTC zoning. Applications are processed by the Planning Front Counter; digital submittals are preferred. To submit materials, please contact the Planning Front Counter to arrange transmittal of all documents and processing of any fees.

Basic Information

Project Name: Nashville 8th & Demonbreun Date Submitted: March 2, 2023

Residential Units	Hotel Keys	Office (gross SF)	Retail/Restaurant (gross SF)	Vehicular Parking
NA	780	NA	3,300SF GROUND 10,300 OVERALL	250

Map(s)	Parcel(s)	Land Area (in acres)
093-10.0	008.00 AND 009.00	+/-0.5-AC

Brief Description:

HIGH RISE HOTEL WITH GROUND FLOOR COMMERCIAL AND BELOW GRADE PARKING

Applicant Information

APPLICANT: Architect/Engineer/Consultant Optionee Property Owner Purchaser of property Leasee Other

Applicant's Name: Matthew Hamby, PE
Company Name: Kimley-Horn
Address: 10 Lea Ave, Suite 400, Nashville, TN
Email: Matthew.Hamby@kimley-horn.com
Phone: 615-645-4070
Applicant's Signature:

Property Owner's Name: AUTO NASHVILLE HOTEL LLC
Company Name: WHITE LODGING DEVELOPMENT
Address: 701 East 83rd Ave, Merrillville, IN 46410
Email: Eric.Stone@WhiteLodging.com
Phone: 248-881-2706 c 219-649-7838 p
Applicant's Signature:

Property Ownership: Property owner(s) must sign all DTC applications. Failure to provide this information will deem your application incomplete and postpone your application's consideration.

Review Type

- Concept Plan Review (no charge) Revision to previously approved major modification by DRC
- Major Modification (\$2,800) Minor Modification (\$1,100) Overall Height Modification (\$2,800)
- Final Site Plan (\$2,800 or \$250*) DTC Building Permit Review (\$250) Bonus Height Certification (no charge)

*If project consists of a less than 25% expansion in square feet, the Final Site Plan fee shall be \$250. Equivalency of LEED Silver Certification - Energy Requirements

COMPLETED BY PLANNING STAFF

DTC Case Number(s): 2022DTC-037-001

DTC Subdistrict: SOBRO SUBDISTRICT

March 02, 2023

Metro Nashville Planning Department
DTC Major Modification Letter

RE: 8th & Demonbreun Hotel (2022DTC-037-001)

On behalf of HKS Architects, Abeyta Tibbs Architecture, and White Lodging – below is the Letter of Purpose in support of Major Modification requests related to the proposed hotel at 8th and Demonbreun.

The following request is a revision to a previously approved concept plan by the DRC (2022DTC-037-001).

Previous approval included a slanted façade that resulted in $\pm 5'$ step-back at top of tower. This request is to remove the slanted façade (or “cant”) completely, and provide angled building materials to provide a similar visual effect.

I. Identify the modification(s) requested including the magnitude of the deviation from a numerical standard if applicable.

- Elimination of Building Step-Back along Demonbreun Street R.O.W.

II. Provide a rationale for the proposed modification(s) that indicates the urban design.

Modification Rationale for each item are as follows:

- Elimination of the Step Back:
 - Allows for greater guestroom key count for the project supporting the needs of the city to provide upscale hotel rooms supporting convention and entertainment needs of Metro Nashville
 - Provides the needed efficiency of the project given the restrained site footprint
 - Provides necessary clear floor-plate area for necessary ballroom space required for a 750 key hotel

III. Provide an explanation of why the proposed modification complies with the intent of the DTC standard being modified.

- The proposed modifications benefit the city and allow the project to better to enhance the public realm along 8th Ave S. and Demonbreun Street. The project will offer the city with a striking architectural statement that is distinct from surrounding context buildings. The proposed modifications offer the project operational and functional efficiencies required of a restrained footprint thus allowing project dollars to be concentrated on architectural expression, guest experience and enhancement to the public realm as a whole.

Please contact Eddie Abeyta at 214-693-6952 or eddie@abeytatibbs.com with any questions.

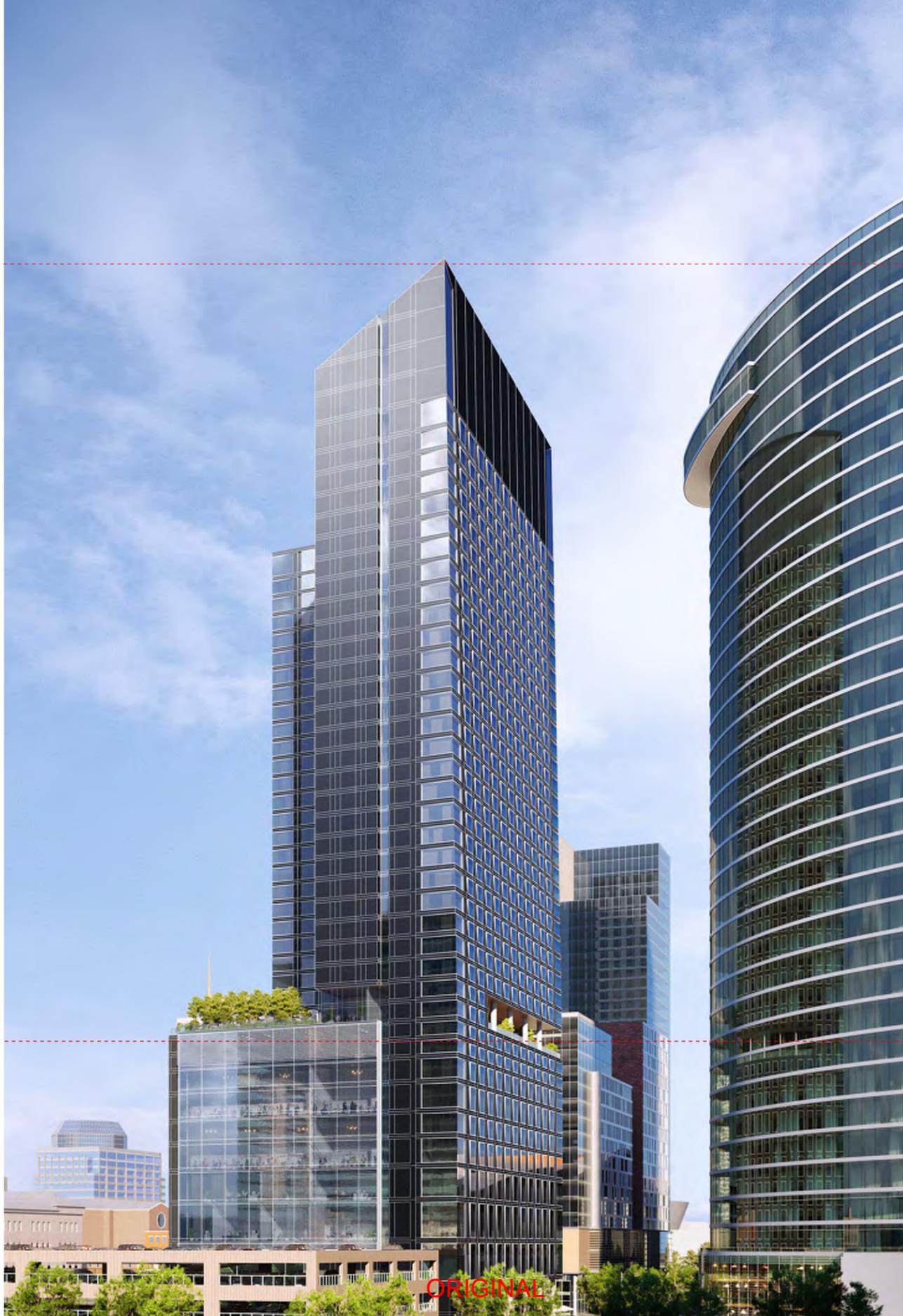
Sincerely,

Matthew Hamby, PE
Kimley-Horn



CONCEPT









CANTED FACADE
ALONG
DEMONBREUN
AS GESTURE TO
STEP-BACK ALONG
PRIMARY STREET

NEW PROPERTY LINE (LINE OF DEDICATED R.O.W.)

UNITIZED CURTAINWALL
METAL PANEL

VISION GLASS PUNCHED

SLOPED METAL PANEL

ORIGINAL

PROPOSED